

**THE HIGHLAND COUNCIL**

**SOUTH PLANNING APPLICATIONS COMMITTEE –  
20 MAY 2014**

Agenda Item	5.3
Report No	PLS/034/14

**14/01282/MSC – Highlands and Islands Enterprise and University of the Highlands and Islands.**

**Land at Beechwood Farm, Inverness (Inverness Campus)**

**Report by Head of Planning and Building Standards**

**SUMMARY**

**Description:** Application for approval of Matters Specified in Conditions 2 (c) of Planning Permission in Principle 09/00887/PIPIN at Beechwood Farm, Inverness (Inverness Campus). Specifically this application relates to the detailed design and layout for the building on Plot 10 which is for a mixed use enterprise research facility.

**Recommendation: APPROVE** Matters Specified in Conditions

**Wards:** 17 and 20 – Inverness Millburn and Inverness South

**Development category:** Local development

**Pre-determination hearing:** No

**Reason referred to Committee:** Manager's discretion

**1.0 INTRODUCTION**

- 1.1 In May 2010 the Inverness, Nairn, Badenoch and Strathspey Planning Applications Committee granted planning permission in principle for an educational campus development (09/00887/PIPIN). The decision notice was issued on 08 March 2011 following conclusion of a section 75 legal agreement.
- 1.2 This application is for the approval of matters specified in Condition 2(c) of that planning permission in principle as it relates to the proposed building on Plot 10 of the Campus. The application has been jointly submitted by the University of the Highlands and Islands and Highlands and Islands Enterprise.
- 1.3 The development, which lies within the Inverness Campus Enterprise Area, is a development that offers a mix of accommodation including laboratories, workshops, offices and shared facilities such as a café and shared meeting facilities.

## 2.0 SUBMISSIONS TO ADDRESS THE MATTERS SPECIFIED IN CONDITIONS

2.1 Condition 2 of planning permission 09/00887/PIPIN states:

*A further application, (or applications), for the approval of matters specified in this condition must be made. These matters specified are:*

*a) A 'masterplan' for the campus development area shall be submitted for the prior written approval of the Council in advance of any subsequent matters specified by condition. The masterplan shall include a detailed layout of the site including - plot boundaries, proposed uses, means of access, car parking, a landscape framework showing existing and proposed landscaping, principal infrastructure provision and the proposed phasing of development plots;*

*b) Following the submission of the masterplan specified in condition 2a, design guidelines shall be submitted for the written approval of the Council. The design guidelines shall include the following:-*

- *Design principles applicable to the entire development;*
- *Design principles for adopted roads and other public routes;*
- *General soft and hard landscaping;*
- *Sustainable design considerations including use of solar gain design, solar energy use, grey water recycling and rain water harvesting, external lighting to minimise sky glow, and energy conservation generally;*
- *Water management and Sustainable Urban Drainage Systems;*
- *Boundary treatments;*
- *Public Art.*

***c) following submission of details required by conditions 2a and 2b the further detailed matters specified by this condition will include detailed plans, sections and elevations of the siting, design and external appearance of all buildings and other structures. The development shall follow the general principles set out in the masterplan and design guidelines.***

***Reason:*** *To accord with the provisions of the Town and Country Planning (Scotland) Acts because this planning permission is in principle only and the layout details (which were submitted for indicative purposes only) are required to be revised to conform with the terms of this permission.*

2.2 Conditions 2 (a) and 2(b) have already been satisfied. This application seeks to discharge Condition 2(c) (highlighted above) in so far as it relates to Plot 10. Condition 2(c) relates to the siting, design and external appearance of the building.

2.3 To address the Condition, the applicant has submitted the following information:

- Supporting Statement including Design Statement (Appendix 1)
- Detailed layout plans
- Detailed elevation drawings

- Landscape plan

2.4 The Design Statement takes into consideration the requirement for the building to comply with other aspects of the planning permission in principle and in particular to tie into the Campus masterplan and infrastructure.

2.5 The supporting statement provides information on the project brief, which in addition to offices, is intended to provide UHI with space for research and education that is complimentary to the work that HIE undertakes in promoting the Highlands; particularly around the oil and gas sector. The building is also proposed to support research based activities of Scotland's Rural College and a joint Highland Council/UHI Science Academy.

### **3.0 PUBLIC PARTICIPATION**

3.1 Advertisement: Neighbour Notification

Representation deadline: 02.05.2014

Timeous representations against: 0

Timeous representations in support: 0

Late representations: 0

### **4.0 CONSULTATIONS**

4.1 No consultations undertaken.

### **5.0 DEVELOPMENT PLAN POLICY**

5.1 The principle of development on the site has been accepted. The following policies are relevant to the assessment of the details submitted as part of this Matters Specified in Conditions application.

#### **Highland wide Local Development Plan (2012)**

5.2 Policy 10 – Beechwood Campus  
Policy 28 – Sustainable Design  
Policy 29 – Design Quality and Place-Making

### **6.0 PLANNING APPRAISAL**

6.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2 The principle of the development has been accepted. This application relates to the discharge of a condition of the principal permission in respect of the design, layout and external appearance of the building on Plot 10. The key

considerations are whether the details submitted are sufficient to discharge the condition in the context of the development plan and other material considerations.

- 6.3 The Design Statement details the evolution of the building design. The design, while having evolved over time, has been developed from the outset to accommodate different stakeholders with very different space requirements. This has translated itself into a building of effectively two halves joined together by a central shared space. The rationale is that activities within the building can function independently but within an environment that encourages collaboration.
- 6.4 The main office space, the HIE wing, is contained within a relatively conventional 15m wide linear block of three storeys in height. The UHI wing, which comprises of four separate buildings oriented at right angles to this office wing, is two storeys in height. These are separated by the internal circulation space (two storey in height) which includes the building access, reception, toilets, meeting spaces and café.
- 6.5 The master plan and design guidance that have already been agreed, the layout of service roads and the natural features and topography of the site have all had a significant influence on the location of the building within the Plot. The proposed design/layout presents: an active frontage to the main street without having an over-dominant façade while still having a presence and sense of arrival; 'short' elevations facing the central landscape area; and parking arranged along the railway boundary at the rear. These are all factors identified within the approved design guidance. The chosen design meets the requirements of the Building Research Establishment Environmental Assessment Method (BREEAM) excellent rating for sustainability as is envisaged for all development within the Campus site.
- 6.6 In terms of detailed design, the three storey office block will have a glazed façade to the front elevation with a roof and upper three quarters of the walls on both the north and south elevations clad in raised profile pre-patinated copper sheeting. The first floor level on these elevations will be clad in Caithness stone. The upper storeys of the rear elevation will be glazed with the first floor clad in Caithness stone. The massing of the block and materials on the north and south elevations is broken down by the use of a random glazing pattern. The positioning and fixing of these windows, that will utilise a combination of projecting, indented and flush fitting styles, will provide a reasonable degree of modelling to these elevations.
- 6.7 The massing of the UHI wing is broken down into three similar two storey forms with pitched roofs that are set back from a single storey flat roofed building that faces the central landscape area. These blocks are clad in an aluminium rainscreen panelling that is designed to emulate timber boarding. Fenestration will be of vertical emphasis. The spine that links the two wings together is flat roofed with circular rooflights and glazed elevations that will maximise potential for natural daylight into the space.

- 6.8 The material palette expected to be followed on buildings in this part of the Campus site comprises of timber, coloured render, blue facing brick and patinated metal. No brick has been used on buildings to date; the preference being to use natural stone which the proposal will incorporate. Timber is not used in the proposal. Instead clever use of an alternative material (metal) to resemble timber has been employed. Copper has been used on the roof of the College building and this has therefore been accepted. The materials chosen are appropriate to the site and context and generally compliant with the approved design guidance.
- 6.9 118 car parking spaces are proposed which is considerably less than maximum parking standards. However, HIE has been committed from the outset with the Inverness Campus development to improving opportunities for travel by other modes. For this development there are 76 cycle parking spaces indicated and changing facilities are also provided within the building. Bus stops, which are already in place, will be located along the Campus Green frontage with the College. The new pedestrian/cycle bridge from Raigmore has already improved accessibility to the site.
- 6.10 Landscaping treatment is relatively simple, with a combination of mown and wild grass areas and hard landscape finishes interspersed with hedging/shrubs and trees. The paving will include sections of Caithness stone. Trees species selected include European Oak, Alder, Poplar and Rowan. These species are appropriate to the site.

## **7.0 CONCLUSION**

- 7.1 This, as is the case with other buildings within the Campus site, is very much a building of its time, designed to meet a challenging brief that takes into account the needs of multiple users. However, the Architects have stepped up to the challenge and produced a building of significant character and considerable design quality at the same time. Of particular note is the clever way in which the Architect approaches use of material, in particular the use of metal cladding to achieve what appears to be vertical timber boarding.
- 7.2 The proposals responds well to the UHI Campus masterplan and the design guidance for the Plot that will make a positive contribution. It is considered that the proposed form, design, location and layout of the building is appropriate to the site.
- 7.3 The details submitted are considered to be sufficient to discharge Condition 2(c) of Planning Permission in Principle 09/00887/PIPIN in relation to Plot 10. The proposed details will ensure continuing compliance with the development plan. There are no material considerations that indicate otherwise.

## 8.0 RECOMMENDATION

**Action required before decision issued      N**

It is recommended that Matters Specified in Condition 2(c) of Planning Permission in Principle 09/00887/PIPIN for Plot 10 be **APPROVED**.

Signature:

Designation:            Head of Planning and Building Standards

Author:                 David Mudie, Team Leader – Development Management  
(01463) 702255

Background Papers: Documents referred to in report and in case file.

Relevant Plans:        5157-00-110  
                              5157-00-103  
                              5157-00-200H  
                              5157-20-201R  
                              5157-20-202R  
                              5157-20-203  
                              5157-20-226  
                              5157-20-227  
                              5157-20-228  
                              5157-20-231  
                              1300-01 G  
                              1300-02 C  
                              1300-03 E  
                              1300-04 A

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**NOTES**  
Adjacent plot boundaries only indicated.

REV.	DATE	AMENDMENT
-	27/03/14	Planning Issue

**KEYPLAN**

**CLIENT**  
Highlands and Islands Enterprises  
University of Highlands and Islands

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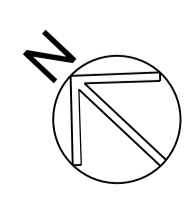
**PROJECT**  
HIE / UHI - Enterprise and Research Centre

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
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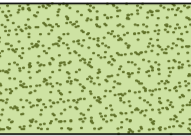

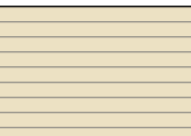



**TITLE**  
Location Plan

**STATUS**  
Planning  
DRAWING NO.  
5157 - 00 - 110

REV.  
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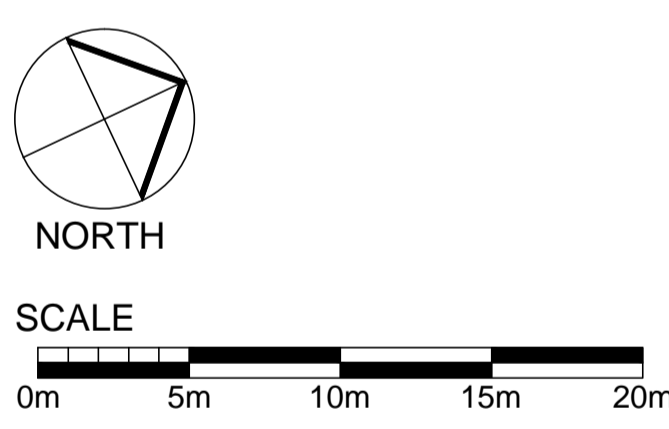
**LEGEND**

-  PROPOSED TREE PLANTING.
-  PROPOSED SHRUB PLANTING.
-  PROPOSED HEDGE PLANTING.
-  WILDFLOWER MEADOW.
-  MOWN GRASS.
-  CAITHNESS STONE PAVING.
-  HIGH QUALITY P.C. CONCRETE SMALL UNIT MODULAR PAVING.
-  PERMEABLE BLOCK PAVING.
-  BLACKTOP CYCLE PATH.
-  CAITHNESS STONE WALL TO MATCH EXISTING ON SITE.
-  BLACKTOP ROAD SURFACE.
-  PROPOSED MOUNDING.
-  SEATING.



**IMPORTANT**  
 The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. Do not make assumptions - refer to the Landscape Architect. Do not scale from this drawing. If in doubt - ask!

**REVISIONS**  
 REV A - LRC/PRM - 18/03/14  
 OUTLINE ROAD GEOMETRY AMENDED FOR FURTHER REVIEW AND DISCUSSION FOLLOWING DESIGN TEAM MEETING.  
 REV B - LRC/PRM - 19/03/14  
 EXIT ROAD GEOMETRY ADJUSTED FOLLOWING DISCUSSION WITH SHEPPARD ROBSON.  
 REV C - LRC/PRM - 19/03/14  
 DRAWING UPDATED FOLLOWING FURTHER DISCUSSION WITH DESIGN TEAM. COLOUR & LEGEND ADDED.  
 REV D - LRC/PRM - 25/03/14  
 LAYOUT UPDATED FOLLOWING DESIGN TEAM MEETING 20/03/14. VARIOUS DISCUSSIONS HELD WITHIN DESIGN TEAM FOR YARD LAYOUT, FILTER BED ARRANGEMENTS AND FRONT ENTRANCE. ISSUE FOR PLANNING.  
 REV E - LRC/PRM - 26/03/14  
 MINOR ADJUSTMENT TO WILDFLOWER MIX ALONG FRONTAGE. ISSUED FOR PLANNING.  
 REV F - LRC/PRM - 26/03/14  
 FURTHER ADJUSTMENT TO SEEDING ALONG FRONTAGE AS INSTRUCTED. ISSUED FOR PLANNING.  
 REV G - LRC/PRM - 27/03/14  
 REVISED BIKE SHELTER PER SR DRAWING ADDED. ISSUED FOR PLANNING.



**Hirst**  
 LANDSCAPE ARCHITECTS  
 18 ROYAL TERRACE, GLASGOW, G3 7NY T: 0141-332-0292  
 F: 0141-332-2058 E: info@hirsts.co.uk W: www.hirsts.co.uk

Issue for **PLANNING**

Project **PLOT 10 INVERNESS CAMPUS**

Title **LANDSCAPE LAYOUT**

Client **H.I.E**

Drawn LRC	Checked PRM
Scale 1:250@A1	Date 17/03/14

Job No 1300	Drawing No 01	Revision G
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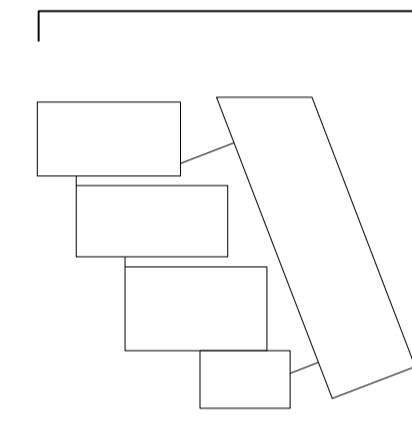
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- NOTES**
1. Extruded aluminium rainscreen. 4 colours PPC finish. Sotech or similar.
  2. Standing seam zinc roof.
  3. Curtain Walling. PPC Aluminium finish capped with vertical aluminium spandrels. Glazed over slab spandrels, back painted. Ventilation to be glazed in where required over vision sections. Raico or similar.
  4. Pre-patinated Nordoc Blue copper cladding. Aurubis or similar.
  5. Caltness stone.
  6. PPC Aluminium door.
  7. Glazed in PPC aluminium rainguard louvers.
  8. Continuous PPC Aluminium flashing.
  9. Windows formed in curtain walling sections to incorporate vertical ventilation louvers 200 mm wide. PPC finish.
  10. PPC Aluminium flashing.
  11. Glass balustrade.
  12. Flue Duct.
  13. All glass dormer window.



North Elevation



REV.	DATE	AMENDMENT
-	26/03/14	For information

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1:125	26.03.2014	RH	AC	JD

TITLE  
**Coloured Elevations  
North & South Elevations**

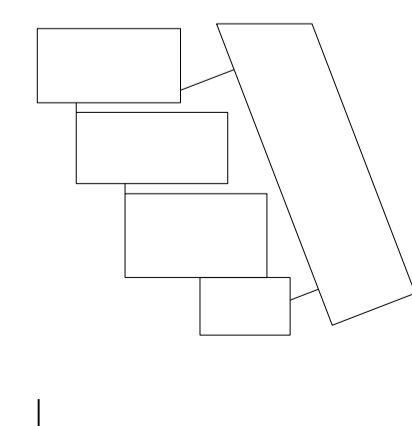
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South Elevation



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  4. Pre-patinated Nordoc Blue copper cladding. Aurubis or similar.
  5. Caithness stone.
  6. PPC Aluminium door.
  7. Glazed in PPC aluminium rainguard louvers.
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TITLE  
**Coloured Elevations  
East & West Elevations**

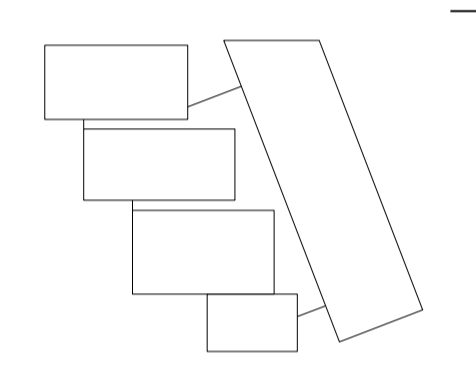
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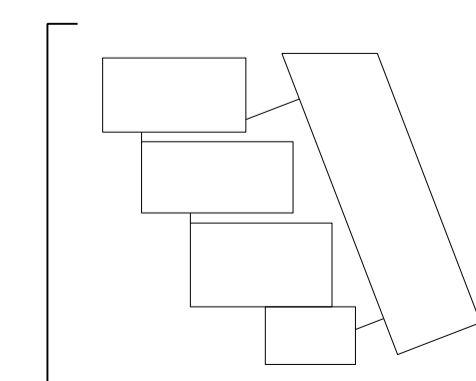
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East Elevation



West Elevation



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TITLE  
**Architectural Visualisation**

STATUS  
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TITLE  
**Architectural Visualisation**

STATUS  
**PLANNING**

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**5157 -SK -902**

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Printed: 27-Mar-14